



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 01/16/00

AGENDA ITEM 2

WORK SESSION ITEM

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: An Ordinance Related to Amendment of the Municipal Code to Authorize the Issuance of an Administrative Conditional Use Permit for Car Rental Agencies in the Neighborhood Commercial District

RECOMMENDATION:

It is recommended that the City Council adopt the attached Ordinance.

BACKGROUND:

The ordinance was introduced at the January 9th meeting of the City Council with the following vote:

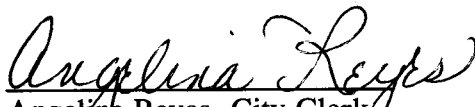
AYES: Council Members: Jimenez, Hilson, Rodriquez, Ward, Dowling, Henson
Mayor: Cooper

NOES: Council Members: None


ABSENT: Council Members: None

The ordinance was published in the Hayward Daily Review on January 13, 2001. Adoption at this time is therefore appropriate.

Prepared by:


Angelina Reyes, City Clerk

Approved by:


Jesús Armas, City Manager

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE CITY
COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE AMENDING SECTION 10-1.820(a)(2) OF
ARTICLE 1 OF CHAPTER 10 OF THE HAYWARD
MUNICIPAL CODE TO AUTHORIZE THE ISSUANCE OF
AN ADMINISTRATIVE CONDITIONAL USE PERMIT FOR
CAR RENTAL AGENCIES IN THE NEIGHBORHOOD
COMMERCIAL ("CN") DISTRICT

Introduced at a regular meeting of the Hayward City Council held January 9, 2001, the above-entitled ordinance was introduced by Council Member Jimenez.

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

WHEREAS, Text Change Application No. 00-140-02 requests an amendment to Section 10-1.820 subdivision (a)(2) of the Zoning Ordinance of the City of Hayward, specifically to allow the operation of rental car agencies, subject to administrative use permit review, in the Neighborhood Commercial (CN) Zoning District; and

WHEREAS, the Planning Commission considered the matter and its action thereon is on file in the office of the City Clerk and is hereby referred to for further particulars; and

WHEREAS, a negative declaration has been prepared and processed in accordance with City and CEQA guidelines; and

WHEREAS, the City Council finds and determines that:

1. The approval of Text Change Application No. 00-140-02 will have no significant impact on the environment, cumulative or otherwise, and the Negative Declaration prepared for this text change is in conformance with the provisions of the California Environmental Quality Act.
2. That substantial proof exists that the proposed text change to allow car rental agencies in the Neighborhood Commercial District will promote the public health, safety, convenience, and general welfare of the residents of Hayward by providing a service in proximity to the customer base.
3. That the proposed text change is in conformance with the purposes of this Zoning Ordinance and all applicable, officially adopted policies and plans in that a use permit will be required for individual applications for car rental agencies to ensure that the intensity of the use is in conformance with the purposes of the Neighborhood Commercial District.

4. That streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified in that all considerations for car rental agencies are subject to approval of an administrative use permit which provides the opportunity to ensure that all public facilities are adequate to serve each use.
5. That car rental agencies in the Neighborhood Commercial District will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations in that car rental agencies will be situated in areas that are more convenient to many of the consumers and a use permit is required for each application for a car rental agency to ensure compatibility.

Section 1. Section 10-1.820 subdivision (a)(2) of the Hayward Municipal Code relating to conditional uses authorized by administrative permit in the Neighborhood Commercial (CN) Zoning District is hereby amended to read as follows:

"SEC. 10-1.820 CONDITIONALLY PERMITTED USES.

- a. Administrative Uses. The following uses are permitted in the OS District subject to approval of an administrative use permit:
 - (2) Automobile Related Uses
 - (a) Parking Lot
 - (b) Car Rental Agency"

Section 2. In accordance with the provisions of Section 620 of the City Charter, this ordinance shall become effective upon its adoption.

This ordinance will be considered for adoption at the next meeting of the Hayward City Council, to be held on January 16, 2001, at 8:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. Copies of the full text of this ordinance are available for examination by the public in the Office of the City Clerk, 777 B Street, Hayward Public Main Library, 835 "C" Street, or the Weekes Branch Library, 27300 Patrick Avenue.

DATED: January 13, 2001
ANGELINA REYES
CITY CLERK OF THE
CITY OF HAYWARD